

# Timberlake Ranch Landowners Association

## Meeting Minutes September 16, 2023

### Pledge Of Allegiance

Steve Wills led the pledge.

### Call To Order

The meeting was called to order by Ms. Pedersen at 10:00 a.m.

**Introductions** – The Chair noted that there were no new landowners present.

**Landowners Present:** Tom Abbott, Trish Anderson, Wade Aubuchon, Greg Brooks, Ben Burkland, Rose Carlson, Craig Johnson, Carren Kangas, Melissa Lane, Kilarney Martinez, John McCrimmon, Danny Montoya, Ron Schali, Nancy Wills.

**Landowners via Zoom:** Pam Antosh, Shella Craig, Robin Cox, Tracey Lange, Wayne Ramm.

**Board:** Linda Pedersen, Judi Murphy, Joe Martinez, Steve Wills, Julie Farrell

### Approval of Minutes

Ms. Pedersen called for a motion to approve the August 12, 2023 minutes, Mr. Wills moved to approve the minutes and Ms. Farrell seconded, the minutes were approved.

### Treasurers Report

		INCOME
Assessment fees collected current month		\$17,221.35
Assessment fees collected YTD		\$121,779.47
Assessment fees outstanding		\$57,345.34
		EXPENSES
July expenses		\$5,299.84
YTD expenses		\$5,299.84
Wells Fargo - Deposit		185,866.17
Wells Fargo - Checking		18,576.41
Wells Fargo - Well Contingence Fund		6,533.08
Wells Fargo - Road Repair/Contingency		44,633.81
		255,609.47
<b>Outstanding Expenses</b>	Liability Ins.	17,286.00
	Gravel	27,787.03

### Committee Reports:

#### Commons Report

- Pressure washing Ranch House walls
- Prepping fence for painting and painting fence
- Working Road Signs on West side of Timberlake
  - Purchased 4"x4" posts, varnish, and white paint for all signs
  - Reworked signs on 5 of 7 intersections

- Working on last 2. (need to be routed)

### **Communications / Fire Dept. Report**

- Posts on Website
  - July & August Minutes
  - September Agenda
- Fire Dept
  - Propane Fire Drill Upcoming
  - Landowners should call 911 for fire or emergency services, emergency services cannot be dispatched by calling fire department employees individually. When calling 911 landowners should specify Station 55.
  -

### **Liens and Foreclosures**

- Total Liens in place = 8

### **Roads / BIA**

- Work Completed
  - Burn pile pushed up several times mid-August through mid-September.
  - Still dragging roads throughout Timberlake for gravel evaluation.
  - BIA/orphan road dragged in last August and early September to keep road passable.
  - No man's road dragged and smoothed potholes, needs road base course.
  - Cibola County replaced the collapsed culvert on county road on 8/17/23.
  - McKinley County grades 1<sup>st</sup> mile and McKinley County Road from firehouse to Box S entrance on August 29 and 30<sup>th</sup>.
- Equipment
  - August 28, 2023, Kubota into JRL for annual service and maintenance.
  - September 5, 2023, Grader into JRL for annual service and maintenance.
- Ongoing Work for September and October
  - BIA update
  - Continue dragging and repairing bardiches.
  - Order more gravel loads for roads.

- BIA/Orphaned Road

Mr. Martinez reviewed the update from Senator Heinrich's office stating that Cibola County does not own the stretch of road identified, and that a packet of information has been sent to Ramah Navajo asking for their feedback regarding the road in question. There is no final word at this point, however, Mr. Martinez and Ms. Armijo will continue to pursue the issue through to resolution.

### **Architecture / Maintenance Reports**

- 2 Shed Plans Approved
- 2023 - 2024 CC&R Summary
 

○ White propane tank	43 on hold pending CC&R update.
○ Shiny, reflective roof	6 closed/3 in review - matte white not
○ Building in setbacks	1 closed - setbacks met. 3 in review.
○ RV on lot too long	3 in process. 1 going to legal.
○ Property marker removed	3 closed - orange are not official markers
○ Vacated realtor signs	2 closed - signs removed. 1 in process

- Camping in shed 1 closed - response accepted
- Heavy equipment on empty lot-1 in review
- Building material on empty lot- 1 closed - material removed. 1 in process

## Old Business

- **Camera System for Ranch House**

Equipment ordered has been received, there are still some miscellaneous supplies that need to be purchased before work can commence. Once the project is complete, the login information will be posted to the TRLA Webpage. If landowners see something questionable while monitoring, they should contact a Board member to report the incident. The Board will determine what issues will be reported to authorities.

- **Fire Mitigation/Trails Updates**

- **Fire Mitigation**

Mr. Schali provided the following updates:

- 1) Another 10-acre grant has been applied for to address more of the Commons area in the Spring of 2024.
- 2) Up to 70% of the cost is to be refunded.
- 3) The work will be commensurate with the Stewardship Plan (found on TRLA Website).
- 4) Dead tree removal not part of Forest Health Grant. If landowners witness individuals removing trees, they are encouraged to contact the Forest Service to report this activity.
- 5) No ATVs are permitted on Common areas or power line access roads.

- **Trails**

Mr. Brooks provided the following information:

- 1) Progress was slow this month due to the heat.
- 2) Work Project #4 is complete. The Committee finished some tasks on the Cottonwood segment. It is now substantially complete, open, and walkable.
- 3) It is now possible to walk from Cedar trailhead, past Yucca and all the way to Cottonwood trailhead. The distance is 1-1/2 miles.
- 4) The Committee has begun scouting and flagging for the segment from Cottonwood to Aspen. The Committee would like to have this segment marked, pruned, and walkable before winter. It will depend on weather and volunteer turnout.
- 5) There was an incident with graffiti, which has been addressed. We are at the point now where our landowners must learn to be land managers.
- 6) TRLA can keep this private trail very nice compared to a public trail. There are few subdivisions like Timberlake with a forest and trails of this significance. It is adding real value to TRLA properties.
- 7) Usage continues to exceed expectations. Landowners were encouraged to experience the new trails, in particular to visit the bench and viewpoint. It is an easy 3-minute walk straight in from Yucca parking area.
- 8) Building out the entire trail system is a massive project that will be ongoing for years. We need many more people to get involved. There are many jobs to do and something for everyone. The application and job listings on the TRLA website. Mapping and signage is high on the priority list. Also,

photographer, tool manager, hiking guides, writer are all volunteer positions needed.

9) The Committee has begun a feasibility study for connecting the trail southbound to the lake above the Woodland Lakes subdivision. Help is needed with plat research. Two scouting hikes have been completed so far.

10) Trail access to the north near Halcon/Box S needs to be discussed. Currently, there is no access easement there. But from a system standpoint, obviously, there should be a way to get in/out. The Board was asked to put this project on the long-range planning radar to look for possibilities to acquire an easement there in the future.

11) There are many specialized tools that are needed for the trail project. Also costs for small consumables are starting to add up. The Board was asked to consider a budget line item for trails in the next budget session.

- **Ranch Taxes Update**

Ms. Pedersen reviewed the increases in property taxes for the two TRLA properties near the boat ramp by the lake. Cibola County Assessor's office have not responded to emails/phone calls to see if Ranch House property taxes were reduced after Steve gave them a walk through to offset the \$300 taxes on the horse pasture property put in place in 2021. Ms. Pedersen continues to pursue a meeting with the McKinley County assessor to determine if adjustments to the taxes may be possible.

- **SurveyMonkey**

Mr. Schali reviewed the parameters around use of SurveyMonkey. Surveys of 10 or less questions can be sent at no, or very little, cost. Ratings on the questions generally are provided on a scale of 1-5, and comments can be collected. The information provided back to the Board will be sans landowner identification. It was identified that topics such as new initiatives for the Community could be placed in a survey to allow landowners to vote on priorities. Landowners would reach the survey through the TRLA Website. Ms. Farrell will create a space on the Website to collect landowners' questions and ideas to be added to future surveys.

#### **New Business:**

- **Removal of CC&R**

Following up on the discussion of removal of reference to "tanks" in the CC&R's, it was noted that it requires a 51% vote of landowners in good standing to change the CC&R. The most opportune time to address this is with the ballot information that is sent prior to the Annual Meeting.

#### **Landowners' Comments and Questions:**

- CC&R Violations – the form to report violations is on the TRLA Website.
- Trespassing / Speeding – for emergencies landowners should call the authorities.
  - Electrical easements are for Continental Divide use only.
  - Commons are for equestrian and landowner use (dogs on leash) only.
  - Roads Committee Chair was asked to inquire of the Sheriff's office to patrol more often.
- Request received to provide Saturday hours for Ranch House use. Ms. Pedersen stated that she will take this up with the volunteers for next season, as the Ranch House will be shut down for the winter in October.

- Suggestions for education of landowners on Commons usage
  - Place signs along trails (this is underway)
  - Add trail cameras to deter misuse.
  - Update Welcome packets to include trail rules.
  - Refer new landowners to the Rules on the TRLA Website.
- Winter driving conditions
  - County placed chemical on “S” curve last year to help melt ice and snow, this is being requested again for the upcoming winter season.
  - A reminder was provided that the Box S Road is not County maintained and that emergency vehicles cannot access this road in times of bad weather.

Adjourn:

Ms. Farrell made a motion to adjourn, Mr. Wills seconded, and the motion carried at 11:32 a.m.